

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Robertson-Brown Seasonal Fireworks Sales PD-C, located at 21924 Highway 10 (Z-7840-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 1.39-acre property, located at 21924 Highway 10, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for seasonal fireworks sales.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.
BACKGROUND	<p>The applicant proposes to rezone the 1.39-acre property from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the seasonal sale of fireworks. The site will contain a tent, sufficient parking, an RV for the caretaker and other temporary amenities. The property is located within the Highway 10 Design Overlay District (DOD), and the City’s Extra-Territorial Jurisdiction.</p> <p>The property is located on the north side of Highway 10 and is currently undeveloped, grass-covered and contains a circular driveway with access along Highway 10. Trees are present along the west and north property lines of the site, and properties within the general area contain a mixture of zoning and uses.</p>

**BACKGROUND
CONTINUED**

The site plan shows a 100-foot x forty (40)-foot tent, an RV, a dumpster and a portable toilet in the western quarter of property.

The site plan illustrates a proposed parking plan with forty-four (44) spaces in the center portion of the site. The parking lot will be gravel, and staff feels the proposed parking is sufficient to serve the use.

The proposed set-up will be June 10, 2024, and will be removed by July 10, 2024. The applicant proposes to sell fireworks from June 10, 2024, through July 5, 2024. The hours of operation will be from 8:00 AM - 10:00 PM, June 10, 2024, through July 2, 2024; and 8:00 AM - 12:00 midnight, July 3, 2024, and July 4, 2024. The applicant notes the use of the site will be for a period of five (5) years.

All signage must comply with the Highway 10 DOD.

Site lighting must be low-level and directed away from adjacent properties.

The property is located within the floodplain. The applicant will need to obtain any permits required for working in the floodplain from Pulaski County Planning.

The Planning Commission reviewed this request at their February 8, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.